| 033.0 | 0003 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 476,900 / 476,900 |
| | | | | | USE VALUE: | 476,900 / 476,900 |
| | | | | | ASSESSED: | 476,900 / 476,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 39 | | SUNNYSIDE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SANTACROCE CAITLIN & |
| Owner 2: | ROCK BRENDEN |
| Owner 3: | |
| Street 1: | 39 SUNNYSIDE AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MANNHEIM DANIEL S - |
| Owner 2: | - |
| Street 1: | 39 SUNNYSIDE AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 2,427 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 932 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 2427.000 | 160,500 | 1,000 | 315,400 | 476,900 |
| Total Card | 0.056 | 160,500 | 1,000 | 315,400 | 476,900 |
| Total Parcel | 0.056 | 160,500 | 1,000 | 315,400 | 476,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.70 | /Parcel: 511.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 22905
GIS Ref:
GIS Ref:
Insp Date: 12/07/18

!2729!

## PREVIOUS ASSESSMENT

Parcel ID: 033.0-0003-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 160,600 | 1000 | 2,427. | 315,400 | 477,000 | 477,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 123,400 | 1000 | 2,427. | 285,800 | 410,200 | 410,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 123,400 | 1000 | 2,427. | 271,000 | 395,400 | 395,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 122,100 | 1000 | 2,427. | 236,500 | 359,600 | 359,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 121,100 | 1000 | 2,427. | 202,100 | 324,200 | 324,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 96,600 | 1000 | 2,427. | 187,300 | 284,900 | 284,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 96,600 | 1000 | 2,427. | 155,200 | 252,800 | 252,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 96,600 | 1000 | 2,427. | 147,800 | 245,400 | 245,400 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 18:05:14 |

## LAST REV

| Date | Time |
|---|---|
| 11/03/20 | 11:07:17 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2729

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MANNHEIM DANIEL | 65830-337 | | 7/31/2015 | | 440,000 | No | No | | |
| TERENNA MATTHEW | 62338-484 | | 7/29/2013 | | 324,000 | No | No | | |
| POTTER DEBORAH | 53688-153 | | 10/16/2009 | | 310,000 | No | No | | |
| CAVAZOS X EDUAR | 41385-94 | | 11/7/2003 | | 320,000 | No | No | | |
| MAC DONALD DANI | 33430-104 | | 8/10/2001 | | 241,000 | No | No | | |
| | 18896-576 | | 3/1/1988 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/4/2020 | 860 | Wood Dec | 11,285 | C | | | | |
| 12/4/2014 | 1657 | Manual | 1,221 | | | | | |
| 1/10/2011 | 28 | Wood-Sto | 400 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/7/2018 | MEAS&NOTICE | CC | Chris C |
| 4/27/2009 | Measured | 372 | PATRIOT |
| 1/25/2004 | MLS | HC | Helen Chinal |
| 11/16/2001 | MLS | MM | Mary M |
| 3/28/2000 | Inspected | 263 | PATRIOT |
| 2/22/2000 | Measured | 264 | PATRIOT |
| 8/17/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 22905 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 2427 | | Sq. Ft. | Site | | 0 | 64. | 2.03 | 3 | | | | | | | | | 315,398 | | | | | | 315,400 | |

Total AC/HA: 0.05572 | Total SF/SM: 2427 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 315,398 | Spl Credit | Total: 315,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 23 - Row House | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1947 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | 25 | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.91565841 |
| Adj $ / SQ: | 123.614 |
| Other Features: | 66000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 197223 |
| Depreciation: | 36683 |
| Depreciated Total: | 160540 |

## COMMENTS

COMMON WALL.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| Totals | | | |
| 1 | 6 | 2 | |

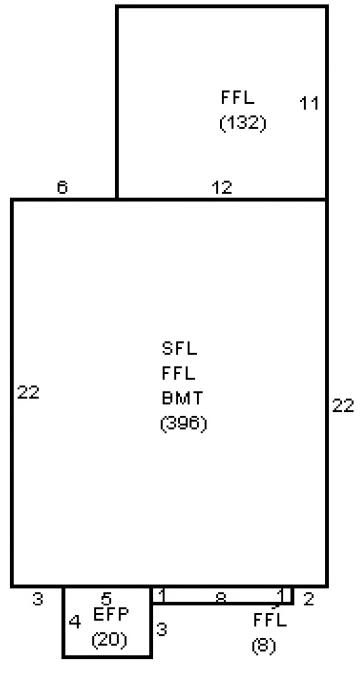
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 123.61 |
| Special Features: | 0 | Val/Su Net: | 119.07 |
| Final Total: | 160500 | Val/Su SzAd | 172.21 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 536 | 123.610 | 66,257 |
| BMT | Basement | 396 | 37.080 | 14,685 |
| SFL | Second Floor | 396 | 123.610 | 48,951 |
| EFP | Enclos Porch | 20 | 66.480 | 1,330 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 1,348 | | Total: | 131,223 |
| Size Ad | 932 | Gross Are | 1348 | FinArea | 932 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

033.0-0003-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | Wood Deck | D | Y | 1 | 6X12 | A | AV | 1999 | 16.00 | T | 16 | 101 | | | 1,000 | | | 1,000 |

| More: | N | Total Yard Items: | 1,000 | Total Special Featues: | | Total: | 1,000 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc